

Scope of Work for Property Located at: 904 West Hadley Street

Property is: Single Family ☒ Duplex ☐ Other ☐ _____

Date: 9/2/2014

Below is the **minimum requirement** to meet health and safety issues. The City of Milwaukee, the Redevelopment Authority, and their representatives take no responsibility for problems discovered after the inspection date, or for omissions through error or oversight. The list does not necessarily include work required by private lenders, insurance companies, or by the Federal Block Grant or HOME programs.

Exterior Condition Report

| Location | Required Work | Note/Comments | Cost |
|----------|------------------------------|---|-------------|
| Site | Landscaping | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Self Help | \$ 700.00 |
| | Steps/Handrails | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> service steps | \$ 900.00 |
| | Service walks | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Fencing | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Parking | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> driveway | \$ 2,800.00 |
| | Retaining walls | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | \$ 900.00 |
| | Other | n/a <input type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| Garage | Other | n/a <input type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Singles: repair | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Shingles: Roof over existing | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Shingles:Tear off & re-roof | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | \$ 4,500.00 |
| | Gutters/downspouts | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Flashing | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Eaves | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | \$ 400.00 |
| | Siding | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Doors | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | \$ 900.00 |
| | Windows | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Slab | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Paint | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | \$ 800.00 |
| | Electrical | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Other | n/a <input type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| Porches | Roof | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Deck-upper | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | \$ 2,880.00 |
| | Deck--lower | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | \$ 1,680.00 |
| | Steps/handrails | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Ceiling | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Guardrails | n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> | \$ |
| | Other | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> permit | \$ 85.00 |
| | Paint | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> | \$ 800.00 |
| | Other | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> rear porch | \$ 2,500.00 |

House

| | | | | | | |
|------------------------------|-----|-------------------------------------|-----|-------------------------------------|----|------------------|
| Chimney | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 450.00 |
| Shingles: repair | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Shingles: Roof over existing | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Shingles:Tear off & re-roof | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 11,000.00 |
| Gutters/downspouts | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 1,008.00 |
| Flashing | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Eaves | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 600.00 |
| Siding | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Storm Doors | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Prime ("main") Doors | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 1,400.00 |
| Storm Windows | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Prime ("main") Windows | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 5,270.00 |
| Paint | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 3,500.00 |
| Foundation | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 10,500.00 |
| Electrical | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Other | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 425.00 |
| Other | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 2,400.00 |
| Other | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Other | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |

Exterior: Estimated Cost:* **\$ 56,398.00**

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Interior Condition Report

Unit: Entire unit (single family) ☒
Upper unit of duplex ☐

Lower unit of duplex ☐
Other ☐

Mechanical Required Work

Heating

| | | | | | | |
|------------------------|-----|-------------------------------------|-----|-------------------------------------|----|--------------|
| Repair/replace boiler | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair radiation | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace furnace | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 3,080.00 |
| Repair ductwork | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 1,800.00 |
| Replace thermostat | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 100.00 |
| Repair/replace grilles | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 200.00 |
| Other | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 85.00 permit |

Electrical

| | | | | | | |
|------------------------------|-----|-------------------------------------|-----|-------------------------------------|----|--------------|
| Repair/replace receptacles | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 2,900.00 |
| Repair/replace switches | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 2,500.00 |
| Repair/replace fixtures | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 2,700.00 |
| Install outlets and circuits | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Install outlets and circuits | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Install outlets and circuits | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Install outlets and circuits | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Upgrade service | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 1,749.00 |
| Other | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 85.00 permit |
| Other | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |

Plumbing

| | | | | | | |
|------------------------------------|-----|--------------------------|-----|-------------------------------------|----|--------------------------------|
| Repair/replace kitchen sink | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace kitchen sink faucet | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace tub | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace tub faucet | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace toilet | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace lavatory | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace lavatory faucet | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace wash tub | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Repair/replace wash tub faucet | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | \$ | |
| Other | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 85.00 permit |
| Repair drain/waste/vent piping | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 2,500.00 |
| Repair water piping | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 2,500.00 |
| Repair/replace water heater | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 1,300.00 |
| Other | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 1,455.00 complete kitchen |
| Other | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | 4,340.00 complete bathroom (2) |

Windows

| | | | | | | | |
|------------------------|-----|-------------------------------------|-----|--------------------------|--|----|--|
| Replace broken glass | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| Repair or replace sash | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |

Doors

| | | | | | | | |
|-------------------------------|-----|--------------------------|-----|-------------------------------------|------------------|----|-----------------|
| Repair or replace doors | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | | \$ | 2,600.00 |
| Repair or repl. locks/latches | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | <i>Self Help</i> | \$ | 600.00 |

Walls/Ceilings

| | | | | | | | |
|-----------------------------|-----|--------------------------|-----|-------------------------------------|--|----|-----------------|
| Repair or repl. @ defective | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | | \$ | 5,500.00 |
|-----------------------------|-----|--------------------------|-----|-------------------------------------|--|----|-----------------|

Paint

| | | | | | | | |
|-----------------------------|-----|--------------------------|-----|-------------------------------------|--|----|-----------------|
| Repair or repl. @ defective | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | | \$ | 3,000.00 |
|-----------------------------|-----|--------------------------|-----|-------------------------------------|--|----|-----------------|

Fire Safety

| | | | | | | | |
|----------------------------------|-----|--------------------------|-----|-------------------------------------|------------------|----|---------------|
| Install smoke/CO alarm:bsmt. | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | <i>Self Help</i> | \$ | 55.00 |
| Install smoke/CO alarm: 1st flr. | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | <i>Self Help</i> | \$ | 165.00 |
| Install smoke/CO alarm: 2nd flr. | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | <i>Self Help</i> | \$ | 165.00 |

Handrails

| | | | | | | | |
|--------------------------|-----|-------------------------------------|-----|--------------------------|------------------|----|---------------|
| Repair/replace defective | n/a | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | <i>Self Help</i> | \$ | 490.00 |
|--------------------------|-----|-------------------------------------|-----|--------------------------|------------------|----|---------------|

Stairs

| | | | | | | | |
|------------------|-----|--------------------------|-----|-------------------------------------|--|----|-----------------|
| Repair defective | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | | \$ | 5,200.00 |
|------------------|-----|--------------------------|-----|-------------------------------------|--|----|-----------------|

Floors

| | | | | | | | |
|------------------|-----|--------------------------|-----|-------------------------------------|--|----|-----------------|
| Repair defective | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | | \$ | 4,800.00 |
|------------------|-----|--------------------------|-----|-------------------------------------|--|----|-----------------|

Other

| | | | | | | | |
|--|-----|--------------------------|-----|-------------------------------------|--|----|-----------------|
| | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | fireplace | \$ | 1,400.00 |
| | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | asbestos removal @ basement mechanicals | \$ | 4,000.00 |
| | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |
| | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/> | | \$ | |

Interior: Estimated Cost: \$ **55,354.00**

Total Exterior and Interior Cost:* \$ **111,752.00**

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Inspected by: Tom Frank

Date: 8/28/14

Self Help

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

Important Information Regarding Permits

All plumbing, heating, electrical, and structural repairs require permits before work can start. Permits are also required for other work such as new siding, new drywall, new doors. Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants *may* be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants *may* be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located on the first floor of 841 N. Broadway.